

Presentation to the Otay Mesa Planning Group

for the

Future Development of Brown Field Airport



Presentation to the Otay Mesa Planning Commission



The Future of Brown Field



Our Team



Airport Property Ventures

- → Jack Driscoll
 - + Government Affairs and Aviation Relationships
- → Robert Clifford
 - → Project Marketing, Design and Development
- + Lydia Kennard
 - + Project Implementation, Master Planning and
 - Construction Management
- → Collectively, we as principals, have planned and successfully developed over \$1.5 billion of airport projects and operated both commercial and general aviation airports



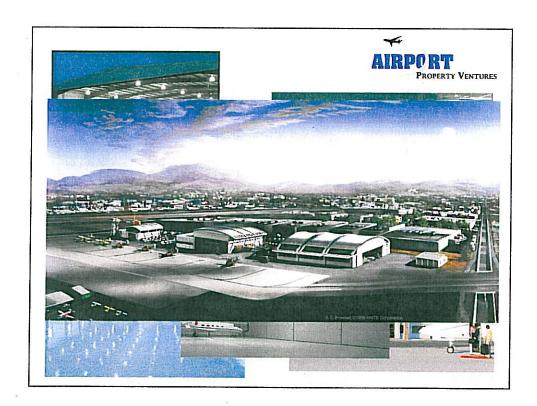
Financial Partner MMA Financial

- +Publicly-traded NYSE company
- → Asset base of over \$3 Billion
- → Extensive experience financing public-private partnerships
- + Types of projects financed include:
 - → Aircraft Hangars
 - →FBO's
 - +Office Buildings
 - → Industrial
 - → Hotels
 - +Retail Properties



Architecture, Engineering, and Environmental HNTB

- → National and international aviation planning, architecture, engineering, and environmental services, founded in 1914
- → 3,000 person firm with more than 300 specialty aviation professionals
- + Has completed over \$16 billion in airport projects
- → Extensive San Diego experience including work at Brown Field
- Responsible for multiple master plans and design work at hundreds of airports including San Diego International Airport





Landscape Architecture and Design Lynn Capouya Inc.

- → Specializes in working on airports and related public facilities
- → Numerous streetscape, gateway, and perimeter landscape projects
- → Jobs have included:
 - .→Miramar
 - **→**LAX
 - → John Wayne
 - → Ontario
 - → Van Nuys
 - → Long Beach



Contractor

T. Viole Construction

- → Institutional general contracting firm founded in 1958
- → Currently developing aviation facilities at Van Nuys and John Wayne Airports
- → Has constructed over 400,000 square feet of aviation related facilities at airports such as:
 - → Burbank
 - →Van Nuys
 - + Camarillo



Construction Managers

KDG Development & Construction Consulting

→ Jack Wickersham

→ Firm has implemented schedule and budget control systems for over \$40 Billion in project value

GHT Aviation Holdings

→ Peter Weeger

→ Managed and developed systems for tracking analyzing and meeting project timelines for both entitlements and construction



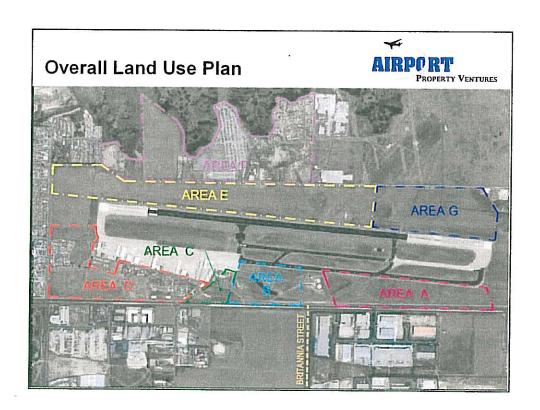
FAA Coordination Woodie Woodard

- → Former Associate Administrator for Federal Aviation Administration
- → Responsible for the awarding and management of over \$17 billion in Federal Airport Grant Funds



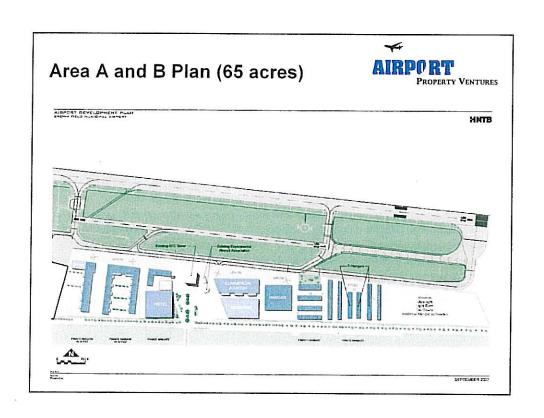
Non-aviation Developers Majestic Realty

- → Experienced in developing non-aviation airport owned land
- → Current portfolio includes over 70 million square feet of office, industrial, retail, specialty institutions, hospitality, sports, and entertainment facilities
- → Has developed multiple industrial buildings in Otay Mesa
- → Owner developer of premiere master-plan business parks ranging up to 1,000 acres





- → Areas A and B: 65 acres of Aviation Related Development
- → Areas C and D: Light Industrial, Community-Serving Retail, Low-Rise Commercial Office Uses (Planned through a community and FAA based process)
- + Area E: Future Aviation Uses
- + Area F: Golf Course
- → Area G: Future Aviation and Non-Aviation Uses

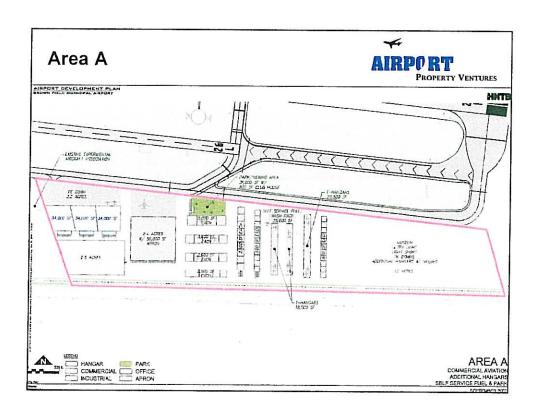




Areas A and B Overall Development Program

Hangars 570,700 square feet
FBO and Office 34,000 square feet
Hotel Site 3± acres
Commercial Industrial 2.5± acres
Park 30,900 square feet
Common Clubhouse 800 square feet
Area for Light Sport, etc. 315,800 square feet





Area A



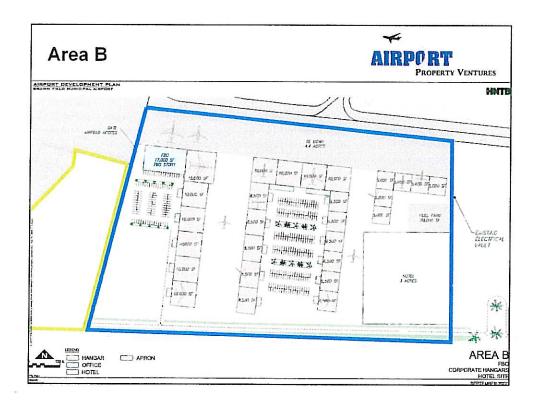
Approximately 404,000 square feet of aviation related uses

- → Multi-tenant aviation service
- + Large build-to-suit for an aviation business
- → Self-serve fueling and wash rack area with 10,000 gallon tank
- → Box hangars of varying sizes to service medium and smaller sized aircraft
- → Tie-downs on asphalt, grass and potentially shaded (depending on need)
- → T-hangars
- → Open park area for public viewing and picnicking
- + Club house for group meetings with flight planning facilities

7± acres reserved for the following uses:

- → Flight museum area
- + Light sport aircraft area
- → Ultra light aircraft area
- → Additional General Aviation hangars as needed



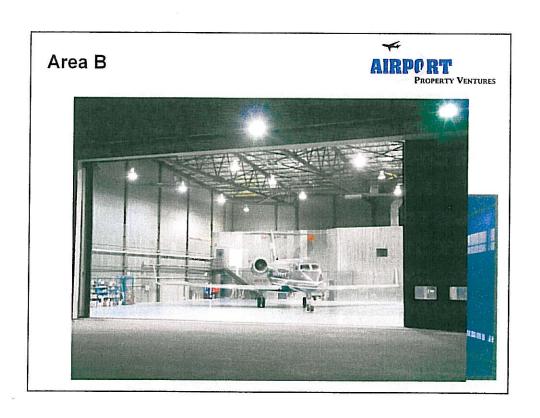


Area B



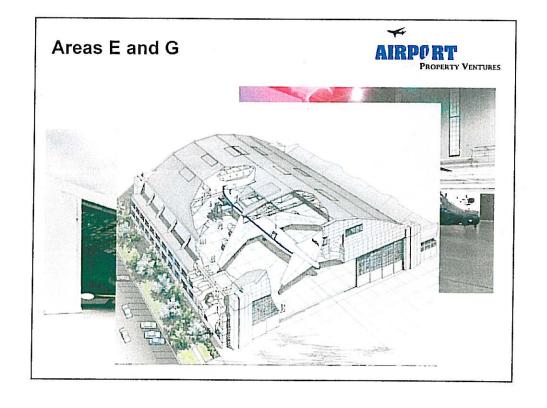
Entire area comprised of 25± acres to include:

- → Fixed Base Operator containing office and pilot's area within the 34,000 square foot office building; will also have meeting space, conference rooms, transient offices and other amenities for business executives
- → Corporate hangars for both sale and lease; some of these hangars may be used by aviation service companies
- → A community and or aviation service hangar
- → Fuel farm
- → Garden-style hotel
- → Area reserved for future office or storage development





Area C and D ARPORT PROPERTY VENTURES Majestic Realty Co. Current Industrial Projects The Majestic Spectrum - Chino, CA 428 acros 5.1 million SF GLA The Majestic Spectrum South - Chino, CA 2.5 Million SF GLA Majestic Airport Center - Dallas, TX 1.3 million SF GLA Majestic Freeway Business Center - Riverside, CA 714 acros 7 million SF GLA at full build out Adjacent to March ARB / Global Port and DHL hub





Overview



- → Extensive aviation development and operations experience
- → Proven track record of successful large scale project delivery
- + Highly experienced in government approvals processes
- → Understand how to develop airport uses which are compatible with local community desires and goals